Karen Johnson Davidson County
Batch# 686155 DEEDWARR
07/28/2021 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20210728-0101763

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FIVE HUNDRED NINETY THOUSAND AND 00/100 (590,000.00).

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd day of July, 2021.

Elsie Whitfield
Notary Public

MY COMMISSION EXPIRES: 5-5-2025

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Excel Properties, LLC, a Wisconsin Limited Liability Company (NAME)	**NEW OWNER** (NAME)	**071 12 0E 037.00**
1127 Harmony Way, Nashville, TN 37207 (ADDRESS)	**230 Ohio Street, Suite 200, Oshkosh, WI 54902** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 23rd day of July, 2021, the undersigned, **1127 HARMONY WAY LLC, A LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **EXCEL PROPERTIES, LLC, A WISCONSIN LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **Davidson** County, State of **TENNESSEE**, having an address of **1127 Harmony Way, Nashville, TN 37207** and more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 37 of Lyric at Cleveland Park, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Lyric at Cleveland Park, a Horizontal Property Regime, of record in Instrument Number 20190729-0074247, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to 1127 Harmony Way, LLC, A Tennessee Limited Liability Company, by Quitclaim Deed from Lee R. Gabardi and Emily Gabardi, Husband and Wife, of record in Instrument No. 20210301-0025801, in the Register's Office of Davidson County, Tennessee, dated February 25, 2021 and recorded on March 01, 2021.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 23rd day of July, 2021.

GRANTOR: 1127 Harmony Way, LLC
By: Lee R. Gabardi
Its Member

GRANTOR: 1127 Harmony Way, LLC
By: Emily Gabardi
Its Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Lee R. Gabardi**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he is a member of 1127 Harmony Way, LLC and executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 23rd day of July, 2021.

GROVER C COLLINS TENNESSEE NOTARY PUBLIC My Comm Exp. 09-07-2021 COUNTY OF DAVIDSON

Notary Public My Commission Expires

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Emily Gabardi**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he is a member of 1127 Harmony Way, LLC and executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 23rd day of July, 2021.

GROVER C COLLINS TENNESSEE NOTARY PUBLIC My Comm Exp. 09-07-2021 COUNTY OF DAVIDSON

Notary Public My Commission Expires

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 07/28/2021 (date ~~of document~~).

Affiant Signature

07/28/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 28th day of July, 2021.

Notary's Signature

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025